

PRELIMINARY

AHG PROPERTY SYNDICATE NO. 1



Australia's Largest Motoring Group

*AHG is the tenant of the syndicated properties – please read disclosure statement

Preliminary Investment Outline

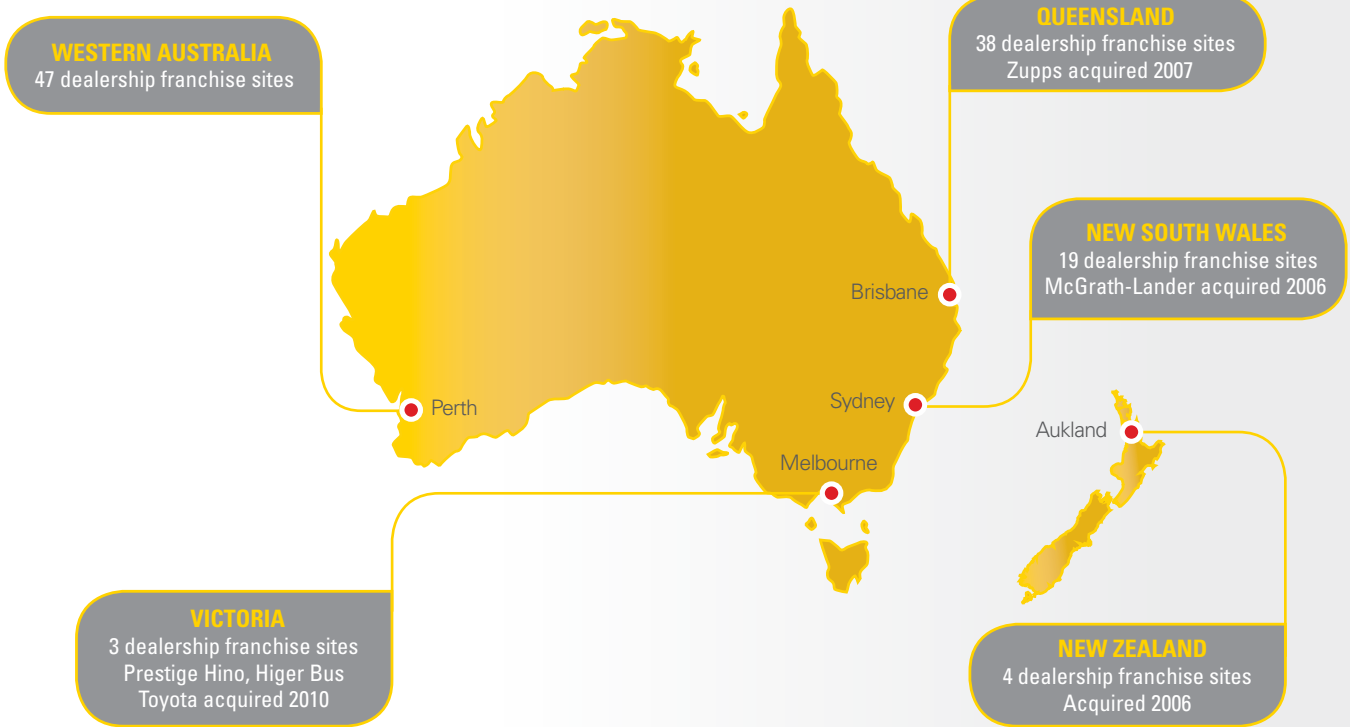
- Forecast first year return - **9% pa**
- Nine year average income forecast - **11.4% pa**
- Total forecast return (income & capital gain) – **15% pa**
- Secure 15 year lease to AHG – Australia's largest automotive retailing & logistics group
- Portfolio of five automotive dealership properties located in Perth & Sydney
- Total value of portfolio when fully developed – **\$66m**
- Syndicate to raise – **\$38m** from sophisticated & wholesale investors
- Suitable for investment by superannuation funds
- Significant tax benefits

API

AUSTRALASIAN PROPERTY INVESTMENTS

API is a leading West Australian property syndicator and manager specialising in commercial property investment with a proven track record of delivering strong income returns and capital growth. Since 2001, API has successfully managed 15 commercial property syndicates with a value in excess of \$400 million.

AHG Dealership Network



Investment Overview

The AHG Property Syndicate No 1 comprises five individual properties, four in Perth WA and one in Sydney NSW. AHG – Australia’s largest motoring group – will be leasing all five properties for 15 year terms with two 10 year options.

- 322-324 Great Eastern Highway, Midland WA – Midway Ford dealership
- 1 Carlston Road, Rockingham WA – Rockingham Hyundai and Suzuki dealership
- 10 Smeaton Way, WA, Rockingham WA – Challenger Ford dealership
- 12 Smeaton Way WA, Rockingham WA – Challenger Ford “Used Cars” dealership
- 2a Victoria Ave, Castle Hill NSW – 4 new dealerships to be constructed including Castle Hill Holden and Castle Hill Hyundai



Artists impression Castle Hill Holden



Artists impression Castle Hill Hyundai

API

**AUSTRALASIAN
PROPERTY
INVESTMENTS**

AHG PROPERTY SYNDICATE NO. 1



10 Smeaton Way, Rockingham, WA



1 Carlston Road, Rockingham, WA



1 Carlston Road, Rockingham, WA



322-324 Great Eastern Highway, Midland, WA

About AHG

Automotive Holdings Group (AHG) is the tenant of the properties being syndicated by API. AHG is Australia's largest automotive retailing and logistics group, founded in Perth in 1952. AHG represents 10 of the top 11 selling manufacturers in Australia and today has 111 high profile dealership franchises in every Australian mainland state and in New Zealand and logistics businesses operating throughout the country.

AHG listed on the Australian Stock Exchange (ASX) in November 2005 and has consistently demonstrated that its level of profitability is in line with, or exceeds industry benchmarks.

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Register your interest

To register your interest in this unique investment opportunity and to receive a copy of the Information Memorandum please email info@austpropinvest.com.au or, complete the following and forward to the address below.

Name: _____

Email: _____

Phone Number: _____

Address: _____

DISCLOSURE STATEMENT

The information provided in this document is of a general nature and is not an Information Memorandum. Should you have a further interest in investing in the AHG Property Syndicate No 1, you should contact API to request an Information Memorandum. You should then seek independent legal and accounting advice. This information is being provided to clients who we understand qualify as wholesale clients as defined in s761G(7) of the Corporations Act 2007

AHG has not authorised or caused the issue of this preliminary flyer and does not make or purport to make any statement in it. AHG is not involved in any way with promoting the investment opportunity and provides no endorsement or recommendation in relation to it whatsoever. AHG has no interest in the AHG Property Syndicate No 1 or API. API is not affiliated with or associated with AHG in any way. To the maximum extent permitted by law AHG expressly disclaims and takes no responsibility for any part of this preliminary flyer.